175.0	0005	0011.E	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,900 / 688,900
					USE VALUE:	688,900 / 688,900
					ASSESSED:	688,900 / 688,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARMA S SHAMIK &
Owner 2:	VAIDYA SONIYA S
Owner 3:	
Street 1:	31 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KLEMM ALBERT W & ERIKA H -
Owner 2:	-
Street 1:	31 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,516 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Vinyl Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6516.000	258,100		430,800	688,900
Total Card	0.150	258,100		430,800	688,900
Total Parcel	0.150	258,100		430,800	688,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.22 | /Parcel: 453.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117545
GIS Ref:
GIS Ref:
Insp Date: 07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0011.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,100	0	6,516.	430,800	688,900	688,900	Year End Roll	12/18/2019
2019	101	FV	223,300	0	6,516.	424,700	648,000	648,000	Year End Roll	1/3/2019
2018	101	FV	224,200	0	6,516.	326,200	550,400	550,400	Year End Roll	12/20/2017
2017	101	FV	224,200	0	6,516.	307,700	531,900	531,900	Year End Roll	1/3/2017
2016	101	FV	224,200	0	6,516.	283,100	507,300	507,300	Year End	1/4/2016
2015	101	FV	224,800	0	6,516.	264,700	489,500	489,500	Year End Roll	12/11/2014
2014	101	FV	162,600	0	6,516.	243,700	406,300	406,300	Year End Roll	12/16/2013
2013	101	FV	162,600	0	6,516.	243,700	406,300	406,300		12/13/2012

!13676!

PRINT

Date	Time
12/11/20	03:36:00

LAST REV

Date	Time
08/10/18	09:30:03

apro

PAT ACCT. 13676

USER DEFINED

Prior Id # 1:	117545
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEMM ALBERT W	62649-593		9/18/2013	Change>Sale	485,000	No	No		D.O.D. ALBERT KLEMM 8/5/1996.
	10550-722		6/10/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2013	1686	Redo Kit	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	HS	Hanne S
6/26/2018	MEAS&NOTICE	BS	Barbara S
5/14/2014	External Ins	PC	PHIL C
2/4/2014	Info Fm Prmt	EMK	Ellen K
12/31/2008	Measured	163	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516		Sq. Ft.	Site		0	70.	0.94	6									430,837						430,800	

Total AC/HA: 0.14959 | Total SF/SM: 6516 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 430,837 | Spl Credit | Total: 430,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00088990
Adj $ / SQ:	128.364
Other Features:	90784
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289356
Depreciation:	31250
Depreciated Total:	258105

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

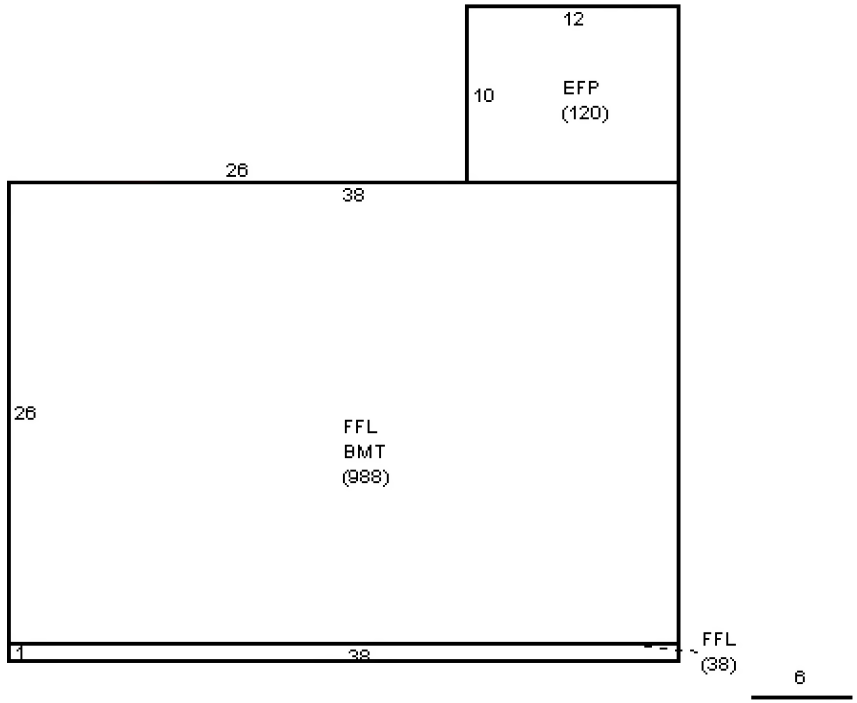
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.36
Special Features:	0	Val/Su Net:	120.95
Final Total:	258100	Val/Su SzAd	251.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,026	128.360	131,702
BMT	Basement	988	61.610	60,875
EFP	Enclos Porch	120	49.960	5,995
	Net Sketched Area:	2,134	Total:	198,572
Size Ad	1026	Gross Are	2134	FinArea 1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

175.0-0005-0011.E

IMAGE

AssessPro Patriot Properties, Inc